

**BRAEBURN ESTATES B4B (LP) LIMITED**

Registered number: 8756818

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

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**BRAEBURN ESTATES B4B (LP) LIMITED**

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## **BRAEBURN ESTATES B4B (LP) LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2017**

The directors present their report and the financial statements for the year ended 31 December 2017.

#### **PRINCIPAL ACTIVITY**

The company holds a limited partnership investment in Braeburn Estates (B4B) Limited Partnership for and on behalf of Braeburn Estates Limited Partnership.

#### **DIRECTORS**

The directors who served during the year were:

K M E Al-Sayed (resigned 8 April 2017)  
Sheikh J H Al-Thani (resigned 16 December 2017)  
R D S Archer  
J M Holmes  
Sir George Iacobescu CBE  
A J S Jordan  
N M Albuena (appointed 8 April 2017)

The company provides an indemnity to all directors (to the extent permitted by law) in respect of liabilities incurred as a result of their office. The company also has in place liability insurance covering the directors and officers of the company. Both the indemnity and insurance were in force during the year ended 31 December 2017 and at the time of the approval of this Directors' Report. Neither the indemnity nor the insurance provide cover in the event that the director is proven to have acted dishonestly or fraudulently.

This report was approved by the board on 9 May 2018 and signed on its behalf.



**J R Garwood**  
Secretary

**BRAEBURN ESTATES B4B (LP) LIMITED**  
**REGISTERED NUMBER: 8756818**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2017**

	Note	2017 £	2016 £
<b>CURRENT ASSETS</b>			
Trade and other receivables	3	1	1
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>1</u>	<u>1</u>
<b>NET ASSETS</b>			
		<u>1</u>	<u>1</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	5	1	1
		<u>1</u>	<u>1</u>

For the year ended 31 December 2017 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 9 May 2018.

  
A J S Jordan  
Director

  
J M Holmes  
Director

The notes on pages 3 to 5 form part of these financial statements.

## **BRAEBURN ESTATES B4B (LP) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017**

#### **1. GENERAL INFORMATION**

Braeburn Estates B4B (LP) Limited is an English Limited Company registered at One Canada Square, Canary Wharf, London, E14 5AB.

The nature of the company's operations and its principal activities are set out in the Directors Report.

#### **2. ACCOUNTING POLICIES**

##### **2.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with International Financial Reporting Standards and International Financial Reporting Interpretations Committee interpretations as adopted by the EU.

At the date of authorisation of these financial statements the following standards and interpretations which have not been applied in these financial statements, were in issue but not yet effective:

IFRS 9 Financial Instruments;  
IFRS 15 Revenue from contracts with customers;  
IFRS 16 Leases;  
Improvements to the IFRS, 2012-2014 Cycle (various standards)

The directors anticipate that the adoption of these standards in future periods will not have a material impact on the financial statements of the company.

The preparation of financial statements in compliance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies.

The principal accounting policies are summarised below:

##### **2.2 Going concern**

At the year end, the company is in a net asset position.

Having made the requisite enquiries and assessed the resources at the disposal of the company, the directors have a reasonable expectation that the company will have adequate resources to continue its operation for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing the financial statements.

**BRAEBURN ESTATES B4B (LP) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017**

**2. ACCOUNTING POLICIES (CONTINUED)**

**2.3 Financial instruments**

**Trade and other receivables**

Debtors are recognised initially at fair value. A provision for impairment is established where there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the debtor concerned.

**3. TRADE AND OTHER RECEIVABLES**

	2017 £	2016 £
Amounts owed by group undertakings	1	1
	<u>1</u>	<u>1</u>

Amounts owed by Braeburn Estates Limited Partnership are interest free and repayable on demand.

**4. FINANCIAL INSTRUMENTS**

	2017 £	2016 £
<b>FINANCIAL ASSETS</b>		
Financial assets that are debt instruments measured at amortised cost	1	1
	<u>1</u>	<u>1</u>

Financial assets measured at amortised cost comprise group receivables.

**5. SHARE CAPITAL**

	2017 £	2016 £
<b>Allotted, called up and fully paid</b>		
1 Ordinary share of £1	1	1
	<u>1</u>	<u>1</u>

**6. OTHER FINANCIAL COMMITMENTS**

As at 31 December 2017, the company had given fixed charges over substantially all its assets to secure the commitments of certain other group undertakings.

**BRAEBURN ESTATES B4B (LP) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2017**

**7. CONTROLLING PARTY**

The company's immediate parent undertaking is Braeburn Estates (GP) Limited for and on behalf of Braeburn Estates Limited Partnership.

As at 31 December 2017, the smallest and largest group of which the company is a member and for which group financial statements are drawn up is the consolidated financial statements of Braeburn Estates Limited Partnership. Braeburn Estates Limited Partnership is a joint venture between Project Russet Property Unit Trust and Canary Wharf (PB) Unit Trust. Copies of the financial statements may be obtained from the Company Secretary, One Canada Square, Canary Wharf, London, E14 5AB.